

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Mr. John McCoy Flooding Complaint Revisited (For Information Only)

REQUESTED ACTION: None

☐ Work Session (Report Only) **DATE OF MEETING:** 8/14/2012
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT:

☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

Mr. McCoy threatened again to sue Sumter County related to flooding on his property. I advised staff to cease their contact with Mr. McCoy again but to provide the opportunity for him to address the County Attorney on his threat of litigation.

Mr. McCoy took the offer and attached is a summary of the communication between the County Attorney and Mr. McCoy.

Attached also you will find the two adjacent parcels owned by Mr. McCoy on which their house resides on one of them. You will note that the fair market value placed on both parcels are substantially different than that offered by Mr. McCoy for the BOCC to consider acquiring his property.

Further, with the pending change to the flood maps which does indicate Mr. McCoy's residence will be in (the old maps did not show it but the topography has not changed - the old maps were not as accurate as the proposed maps), we continue to encourage Mr. McCoy to file the FEMA paperwork for the impacts to his home. By doing so, he will be able to present a very good case for Sumter County to utilize FEMA flood mitigation funds to acquire his property.

In situations in the past, Sumter County has not used its local funds to acquire flood mitigation property with residences on it without those funds being derived directly from the FEMA flood mitigation grant funds.

As stated in the past meetings to Mr. McCoy, we encourage him to execute a full waiver document related to Sumter County so we can further work to aid him either through property acquisition via FEMA flood mitigation funds or through other engineering review efforts.

Arnold, Bradley

From: countyattorney.sumtercounty.fl <countyattorney.sumtercounty.fl@hoganlawfirm.com>
Sent: Tuesday, August 07, 2012 3:31 PM
To: Arnold, Bradley
Cc: Amy Palmer; Tom Hogan
Subject: Phone Call with John McCoy

Brad,

I returned a phone call to John McCoy (352.230.2464) earlier today, and listened to his concerns regarding the flooding he is experiencing at his home.

Mr. McCoy relayed the following information to me:

- That he has contacted Senator Nelson's Office.
- That he has contacted all major media outlets, but hasn't taken the issue further because he doesn't want to hurt the County or any County officials.
- That he currently does not have an attorney representing him, as he cannot afford an attorney at this time.
- That the County has knowledge of the flood conditions which exist on his property, and that Sumter County is responsible for the flooding that is occurring at his property by virtue of the canals and/or drainage systems constructed/installed by the County.
- That based upon the current rainfall conditions, it will be easy to prove that he has flooding, and that it is the County's fault.
- That the County has made his property into a retention pond.
- That he does not have any problem trashing anyone politically.
- That he doesn't care who he steps on.
- That he has spent a significant amount of money making repairs to his house because of the flood issues, and can no longer afford to make additional repairs; therefore he will lose his home to additional flooding.
- That there is no solution to the flooding problems on his property until the canal is opened up, and that won't happen because the property owner in the relevant area will not allow the County on his property to do anything; therefore, there is no possibility of remediating his problem.
- That Garry Breeden knows the truth about this situation, because he was an employee of the County when the canals and/or drainage systems were constructed/installed.
- That he needs an answer to his demands by Monday or he will send all of his paperwork to the media.
- That he and his family have been very upset about this situation, and that the situation has been very stressful for them.
- That SWFWMD told Sumter County not to build the canals/drainage systems, because of the flooding issue.
- That Mr. Hawkins and Mr. Breeden will be held criminally liable for this situation because there is no canal where they said one exists, and that satellite photos will prove it.
- That many of the improvements the County made helped many people, and he was not trying to minimize that fact; but that there were many property owners that were negatively impacted by the canals/drainage systems.

Mr. McCoy's solution to the situation was for the County to purchase his property for what he owes on his mortgage, and use it as a DRA. Mr. McCoy indicated that his property is approximately 4.9 acres, and the amount due on the mortgage is \$150,000.

I advised Mr. McCoy that I would pass this information along to you for your review and consideration.

Please let me know if you have any questions.

Thanks,
GGA

George G. Angeliadis, Esquire

THE HOGAN LAW FIRM[®]

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Sumter County Property Appraiser

2011 Certified Values

Last Updated: 7/25/2012

Parcel List Generator

Retrieve Tax Record

Property Card I

Parcel: N19C017

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map

Print

Owner & Property Info

Result: 1 of 1

Owner's Name	MCCOY JOHN & KIM		
Site Address	7104 CR 614		
Mail Address	7104 CR 614 BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	19/21/23	Neighborhood	00006301
Year Built	1983	Tax District	County (1001)
Effective Area	1858 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMM AT NE COR OF LOT 2 RUN S 516.76 FT TO POB CONT S 130 FT TO SE COR OF LOT 2 RUN W 533.94 FT TO A PT ON E/LY RAW LINE OF CR 614 RUN N 31 DEG 10 MIN 30 SEC E 271 FT RUN S 74 DEG 58 MIN 13 SEC E 408.33 FT TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$16,023.00
Market Value	\$77,898.00
Assessed Value	\$61,892.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$11,892

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
09/1995	565/02	WD	I (Q)	\$65,000.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown		
1	(001)	(R35)	1983	1) BAS - 1616 SF	2) CP - 432 SF	3) OP - 160 SF
Note: All S.F. calculations are based on exterior building dimensions.						

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
0103			2.35 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
1 (001)	BARN (BR0)	1.00 ()	1978
2 (002)	PC OVER POOL (MISC)	960.00 ()	1978
3 (004)	POLBARN PC (MISC)	1.00 ()	1978

Sumter County Property Appraiser - Roll Year: 2011

Last Updated: 7/25/2012

Result: 1 of 1

**DISCLAIMER**

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. Assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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Sumter County Property Appraiser

2011 Certified Values

Last Updated: 7/25/2012

Parcel List Generator

Retrieve Tax Record

Property Card I

Parcel: N19C016

<< Next Lower Parcel

Next Higher Parcel >>

GIS Map

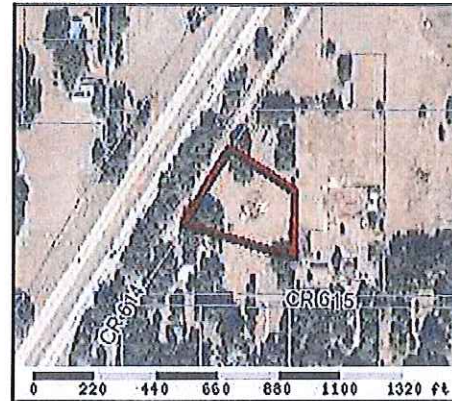
Print

Owner & Property Info

Result: 1 of 1

Owner's Name	MCCOY JOHN & KIM		
Site Address			
Mail Address	7104 CR 614 BUSHNELL, FL 33513		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	19/21/22	Neighborhood	00006301
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THAT PORT OF LOTS 1 & 2 SUMTER GARDENS PLAT 7 PB 2 PG 62 LYING E OF I-75 & CR R/W LESS BEG AT NE COR OF LOT 2 RUN W 147.90 FT TO E/LY R/W OF CR 614 RUN S 31 DEG 10 MIN 30 SEC W 165 FT S 58 DEG 49 MIN 30 SEC E 270.87 FT TO E LINE OF LOT 2 N 280.17 FT TO POB LESS COMNM AT NE COR OF LOT 2 RUN S 516.76 FT TO POB CONT S 130 FT TO SE COR OF LOT 2 RUN W 533.94 FT TO A PT ON E/LY R/W LINE OF CR 614 RUN N 31 ...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$10,301.00
Market Value	\$10,301.00
Assessed Value	\$10,301.00
Total Taxable Value	\$10,301.00
Exemptions	None \$0.00

Sales History

Show Similar Sales In 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
03/1997	627/424	WD	V (Q)	\$10,000.00	
09/1995	564/800	DC	I (O)	\$0.00	
04/1991	427/710	WD	I (O)	\$100.00	
08/1979	221/16	WD	I (O)	\$11,500.00	
12/1978	209/322	WD	I (O)	\$8,750.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
0103			2.35 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2011

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Result: 1 of 1

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